

082.0

0002

0004.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
807,700 / 807,700

APPRaised:

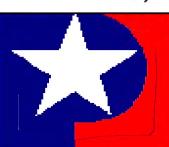
807,700 / 807,700

USE VALUE:

807,700 / 807,700

ASSESSED:

807,700 / 807,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		BLOSSOM ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	VAUDO GIOVANNI-MICHELINA	
Owner 2:		
Owner 3:		

Street 1:	24 WILDWOOD AVE
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,123 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Asbestos Exterior and 2132 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4123		Sq. Ft.	Site		0	70.	1.32	6									380,584						380,600	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										50679
										GIS Ref
										GIS Ref
										Insp Date
										10/20/18

PREVIOUS ASSESSMENT										Parcel ID	082.0-0002-0004.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes			
2020	104	FV	427,300	0	4,123.	380,600	807,900	807,900	Year End Roll			12/18/2019
2019	104	FV	332,000	0	4,123.	375,100	707,100	707,100	Year End Roll			1/3/2019
2018	104	FV	332,000	0	4,123.	288,200	620,200	620,200	Year End Roll			12/20/2017
2017	104	FV	311,200	0	4,123.	271,800	583,000	583,000	Year End Roll			1/3/2017
2016	104	FV	311,200	0	4,123.	250,100	561,300	561,300	Year End			1/4/2016
2015	104	FV	277,000	0	4,123.	233,800	510,800	510,800	Year End Roll			12/11/2014
2014	104	FV	277,000	0	4,123.	215,300	492,300	492,300	Year End Roll			12/16/2013
2013	104	FV	288,300	0	4,123.	215,300	503,600	503,600				12/13/2012

SALES INFORMATION

TAX DISTRICT										PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
	11908-640		10/26/1970		23,500	No	No	N					

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/20/2018		MEAS&NOTICE							HS		Hanne S	
2/26/2009		Measured							189		PATRIOT	
3/18/2000		Inspected							276		PATRIOT	
1/12/2000		Mailer Sent										
1/12/2000		Measured							277		PATRIOT	
12/1/1981									KM			

Sign: VERIFICATION OF VISIT NOT DATA / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type:	13 - Multi-Garden			Full Bath:	2	Rating: Average											
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:											
(Liv) Units:	2	Total: 2		3/4 Bath:		Rating:											
Foundation:	3 - BrickorStone			A 3QBth:		Rating:											
Frame:	1 - Wood			1/2 Bath:		Rating:											
Prime Wall:	5 - Asbestos			A HBth:		Rating:											
Sec Wall:		%		OthrFix:		Rating:											
Roof Struct:	2 - Hip			OTHER FEATURES													
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating: Average		1st Res Grid	Desc: Line 1	# Units:	2						
Color:	GREEN			A Kits:		Rating:		Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Fpl:		Rating:		Other									
GENERAL INFORMATION				WSFlue:		Rating:		Upper									
Grade:	C - Average			CONDOS INFORMATION				Lvl 2									
Year Blt:	1915	Eff Yr Blt:		Location:				Lvl 1									
Alt LUC:		Alt %:		Total Units:				Lower									
Jurisdct:		Fact: .		Floor:				Totals	RMs: 10	BRs: 4	Baths: 2	HB					
Const Mod:				% Own:				REMODELING				RES BREAKDOWN					
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRs	FL					
INTERIOR INFORMATION				DEPRECIATION				Interior:	2	5	2						
Avg Ht/FL:	STD			Phys Cond:	AG - Avg-Good	26. %		Additions:									
Prim Int Wall:	2 - Plaster			Functional:		%		Kitchen:									
Sec Int Wall:		%		Economic:		%		Baths:									
Partition:	T - Typical			Special:		%		Plumbing:									
Prim Floors:	3 - Hardwood			Override:		%		Electric:									
Sec Floors:		%		Total:	26.4	%		Heating:									
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				General:	2	10	4						
Subfloor:				Basic \$ / SQ:	170.00	COMPARABLE SALES											
Bsmnt Gar:				Size Adj.: 1.14249527		Rate	Parcel ID	Typ	Date	Sale Price							
Electric:	3 - Typical			Const Adj.: 0.94981003													
Insulation:	2 - Typical			Adj \$ / SQ: 184.476													
Int vs Ext:	S			Other Features: 101500													
Heat Fuel:	2 - Gas			Grade Factor: 1.00													
Heat Type:	5 - Steam			NBHD Inf: 1.00000000													
# Heat Sys:	2			NBHD Mod:													
% Heated:	100			LUC Factor: 1.00													
Solar HW:	NO	Central Vac: NO		Adj Total: 580258													
% Com Wall:		% Sprinkled:		Depreciation: 153188													
				Depreciated Total: 427070													
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make: [] Model: [] Serial #: [] Year: [] Color: []				Juris. Factor:				Before Depr:	184.48								
SPEC FEATURES/YARD ITEMS				Special Features:	0			Val/Su Net:	112.07								
				Final Total:	427100			Val/Su SzAd:	200.33								
PARCEL ID 082.0-0002-0004.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:				Total:								